



**MINUTES  
ZONING ADMINISTRATOR PUBLIC HEARING MEETING  
REGULAR MEETING OF OCTOBER 18, 2010**

**CALL TO ORDER:** Zoning Administrator Barbara Meerjans

**PRESENT:** Zoning Administrator Barbara Meerjans

**STAFF PRESENT:** Barbara Meerjans, Zoning Administrator  
Spencer Shafsky, Zoning Technician

**PUBLIC HEARING ITEMS**

- Item 1. **PREMIER AUTO SALES – 42606 CHRISTY STREET – (PLN2011-00045)** – to consider a Zoning Administrator Permit for indoor auto sales located in the Industrial Planning Area. This project is exempt from the California Environmental Quality Act (CEQA) per Guideline 15301, Existing Facilities.  
Project Planner – Spencer Shafsky, (510) 494-4452, [sshafsky@fremont.gov](mailto:sshafsky@fremont.gov)

The hearing was opened and there were no public speakers.

**THE ZONING ADMINISTRATOR TOOK THE FOLLOWING ACTION ON ITEM 1: HOLD PUBLIC HEARING.**

**AND**

**FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) UNDER 15301 OF THE CEQA GUIDELINES BECAUSE IT IS AN EXISTING FACILITY AND NO CHANGES ARE BEING PROPOSED.**

**AND**

**FIND PLN2011-00045 IS IN CONFORMANCE WITH THE RELEVANT PROVISIONS CONTAINED IN THE CITY'S EXISTING GENERAL PLAN. THESE PROVISIONS INCLUDE THE DESIGNATIONS, GOALS, OBJECTIVES AND POLICIES SET FORTH IN THE GENERAL PLAN'S LAND USE CHAPTER AS ENUMERATED WITHIN THE STAFF REPORT.**

**AND**

**APPROVE PLN2011-00045, AS SHOWN ON EXHIBIT “A”, SUBJECT TO FINDINGS AND CONDITIONS IN EXHIBIT “B”.**

**ITEM 1 WAS APPROVED, BASED ON FINDINGS AND SUBJECT TO CONDITIONS.**

- Item 2. **KUMON MOWRY – 5200 MOWRY AVENUE – (PLN2011-00047)** – to consider a Zoning Administrator Permit for Kumon Learning Center located in the Irvington Planning Area. This project is exempt from the California Environmental Quality Act (CEQA) per Guideline 15301, Existing Facilities.  
Project Planner – Spencer Shafsky, (510) 494-4452, [sshafsky@fremont.gov](mailto:sshafsky@fremont.gov)

The hearing was opened and there were no public speakers.

THE ZONING ADMINISTRATOR TOOK THE FOLLOWING ACTION ON ITEM 2: HOLD PUBLIC HEARING.

AND

FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) UNDER GUIDELINE 15301 OF THE CEQA GUIDELINES BECAUSE IT IS WITHIN AN EXISTING BUILDING AND NO MODIFICATIONS ARE PROPOSED.

AND

FIND PLN2011-00047 IS IN CONFORMANCE WITH THE RELEVANT PROVISIONS CONTAINED IN THE CITY'S EXISTING GENERAL PLAN. THESE PROVISIONS INCLUDE THE DESIGNATIONS, GOALS, OBJECTIVES AND POLICIES SET FORTH IN THE GENERAL PLAN'S PUBLIC FACILITIES CHAPTER AS ENUMERATED WITHIN THE STAFF REPORT.

AND

APPROVE PLN2011-00047, AS SHOWN ON EXHIBIT "A", SUBJECT TO FINDINGS AND CONDITIONS IN EXHIBIT "B".

ITEM 2 WAS APPROVED, BASED ON FINDINGS AND SUBJECT TO CONDITIONS.

Meeting adjourned at 2:30 p.m.

APPROVED BY:



Barbara Meerjans  
Zoning Administrator